

# 54<sup>th</sup> Street West

Penn Avenue to Lyndale Avenue  
Reconstruction Project

Assessment Information Meeting Presentation  
January 27, 2016



# 54th Street West

## Introductions

City Street Designer – Jeff Handeland, PE

City Assessment Office – Suzette Hjermsstad

City Construction Engineer – Stephanie Malmberg

City Chief Field Inspector – Kyle Wallace

Project Manager – Kevin Anderson, PE (AECOM)

Project Design Engineer – Greg Brown, PE (AECOM)



**Minneapolis**  
City of Lakes

*Speaker:* Jeff Handeland

# 54<sup>th</sup> Street West

## Presentation Summary

- Project Purpose and Background
- Planned Improvements
- Project Funding
- Assessment Methodology
- Construction Schedule and Sequencing
- Questions



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Project Purpose

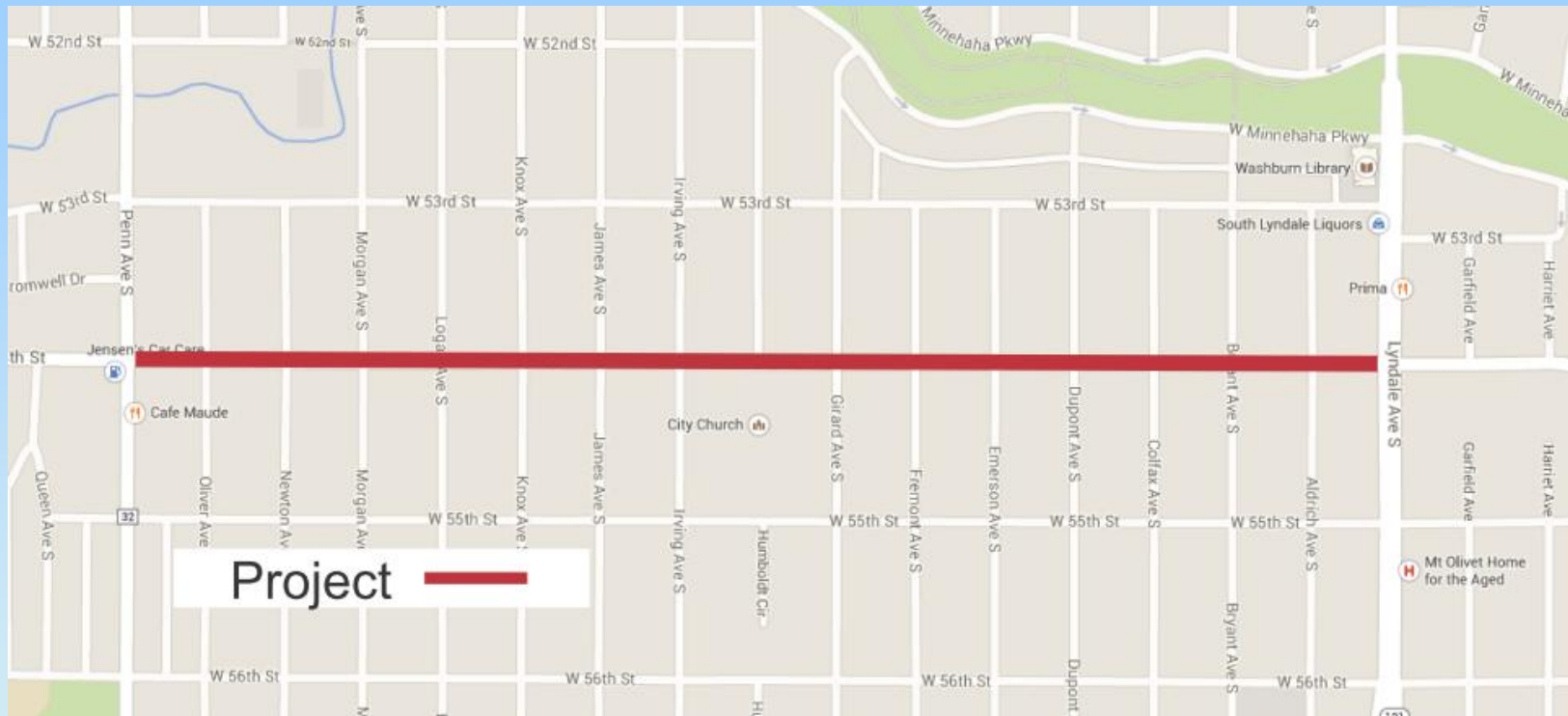
- Improve Pavements
- Improve Safety for All Transportation Modes
  - Bike Lanes – Minneapolis Bicycle Master Plan
  - Sidewalks
  - Bump Outs at Pedestrian Crossings
- Improve Aesthetics
  - Widen Boulevards
  - Trees in Boulevard



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Project Limits



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Project Design Development

- Public & Neighborhood Meetings (2014)
- City Bike and Pedestrian Advisory Committees
- Utility Locations
- Limited Right-of-Way



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Project Design Development

- Engineering Standards And Judgment
- City Council Approved Layout
- Streetlighting Petition Failed
  - Existing Lights To Remain

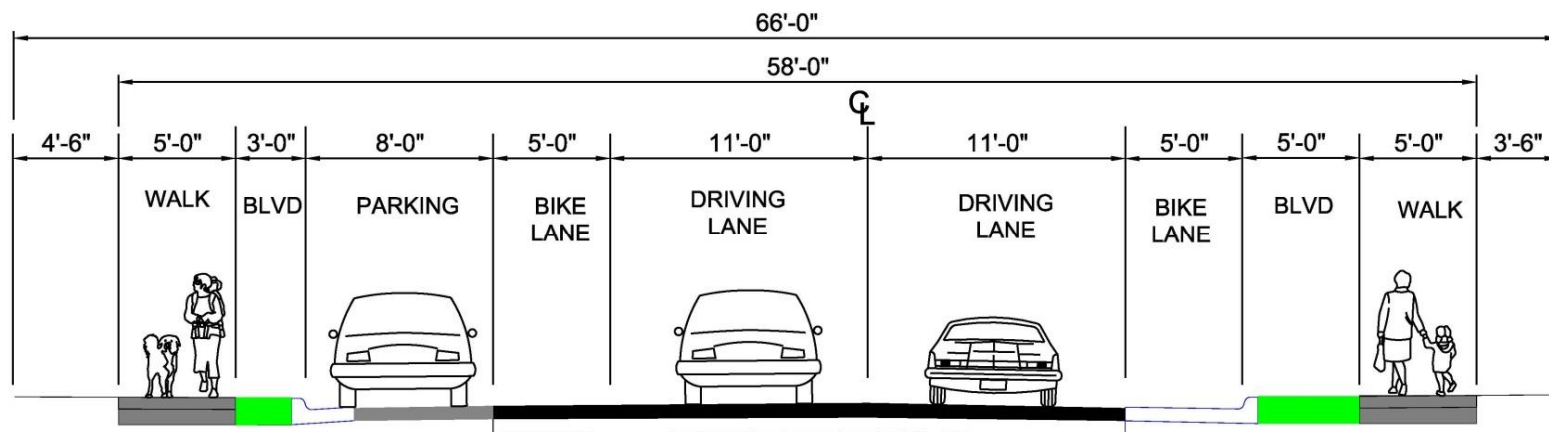


**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Typical Cross Section

## PROPOSED TYPICAL SECTION (PARKING BAY)



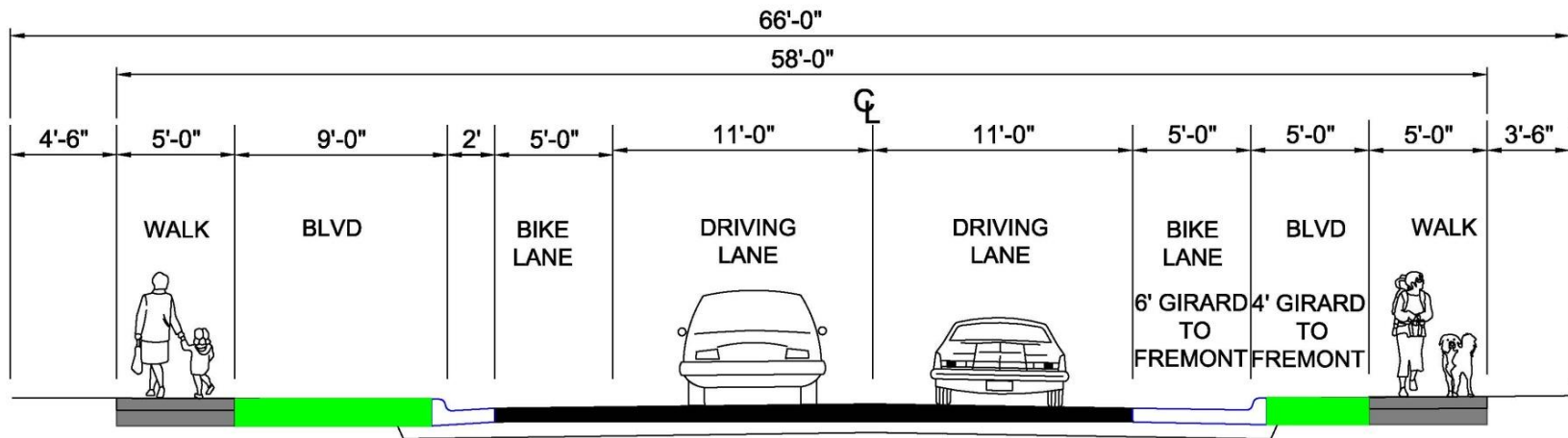
**Minneapolis**  
City of Lakes

Speaker: Kevin Anderson



# Typical Cross Section

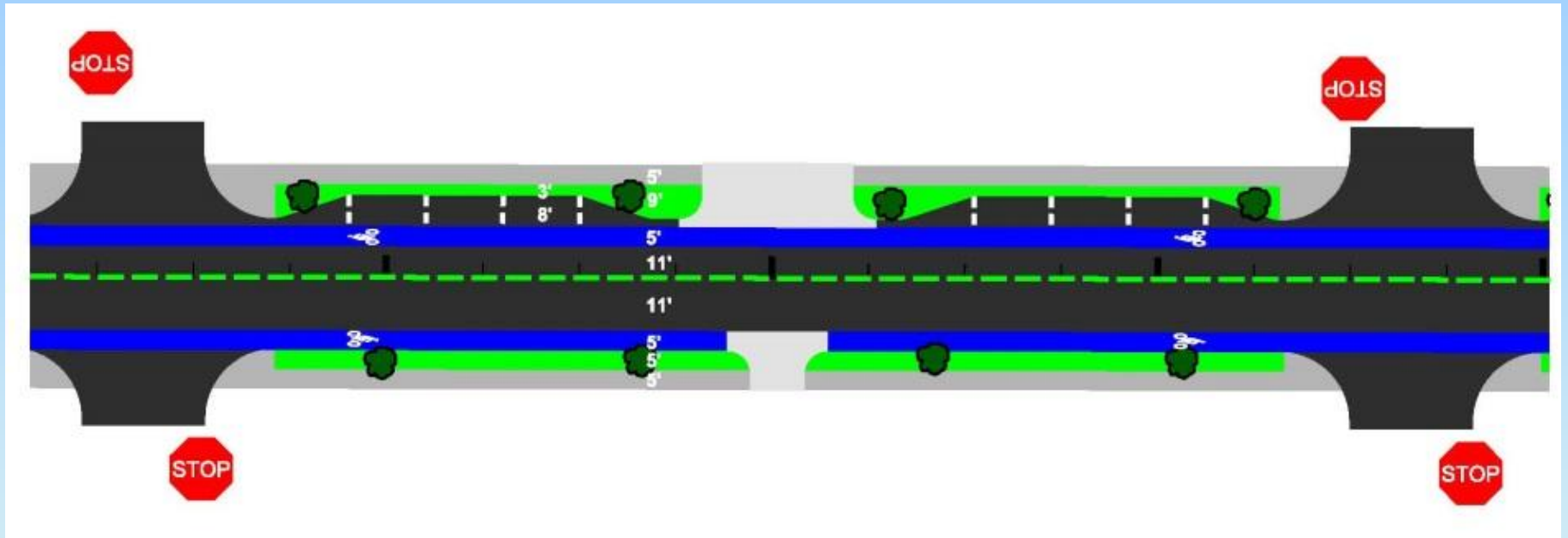
## PROPOSED TYPICAL SECTION (BUMP OUT OR NON PARKING BAY)



**Minneapolis**  
City of Lakes

Speaker: Kevin Anderson

# Proposed Layout

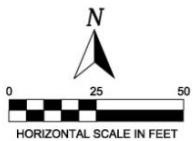
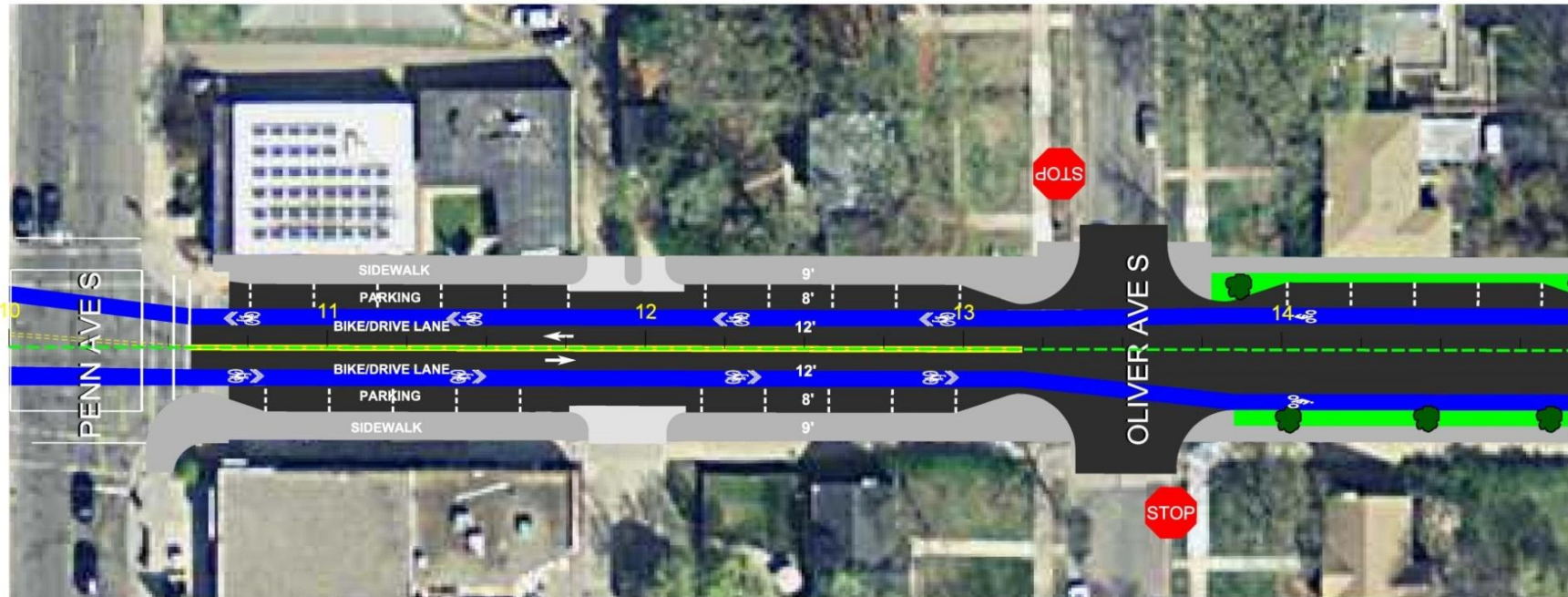


**Minneapolis**  
City of Lakes

Speaker: Kevin Anderson

# Proposed Layout

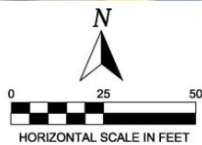
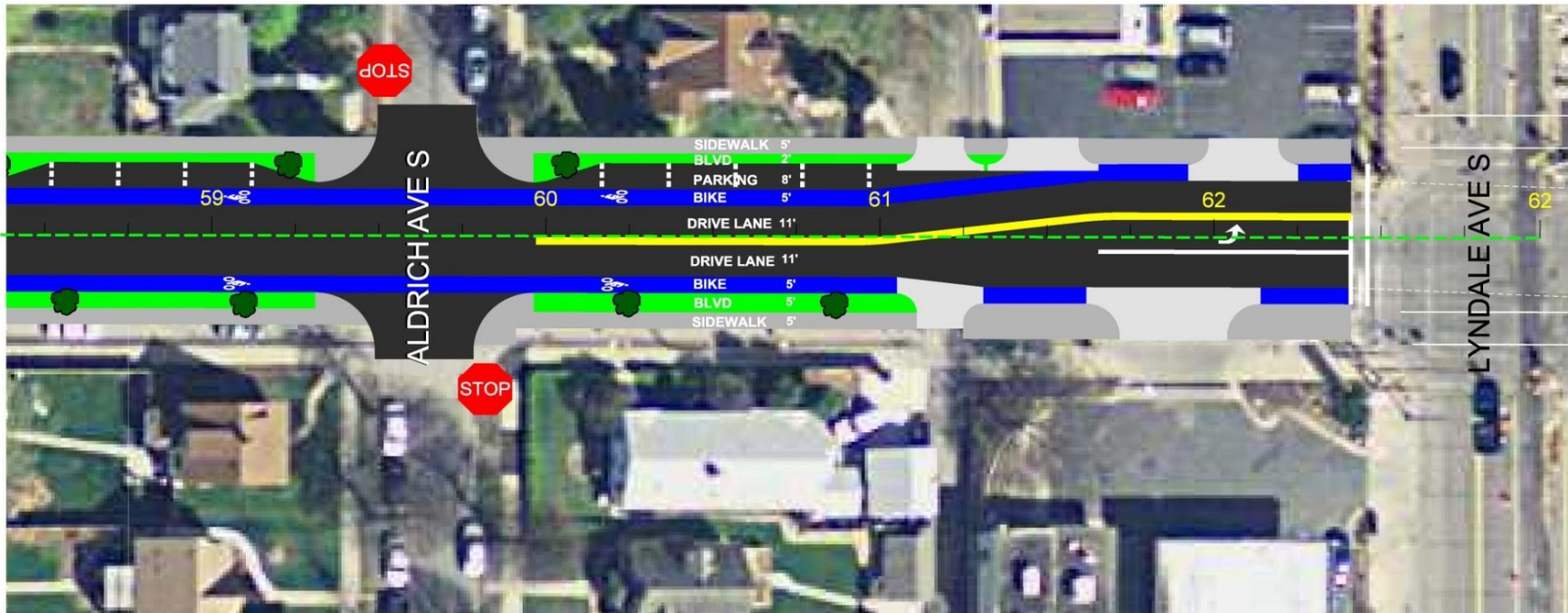
## Penn Ave – Oliver Ave



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Proposed Layout Aldrich Ave – Lyndale Ave



**Minneapolis**  
City of Lakes

Speaker: Kevin Anderson

# Project Funding

- Project Cost: \$7,400,000
- Municipal State Aid
- Net Debt Bonds
- City Utility Funds
- Assessments (approx. 8% of total)



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Assessments

- 2016 Uniform Reconstruction Assessment Rates
  - \$2.52 per sq. ft. Non-Residential
  - \$0.84 per sq. ft. Residential
- Influence Area Method



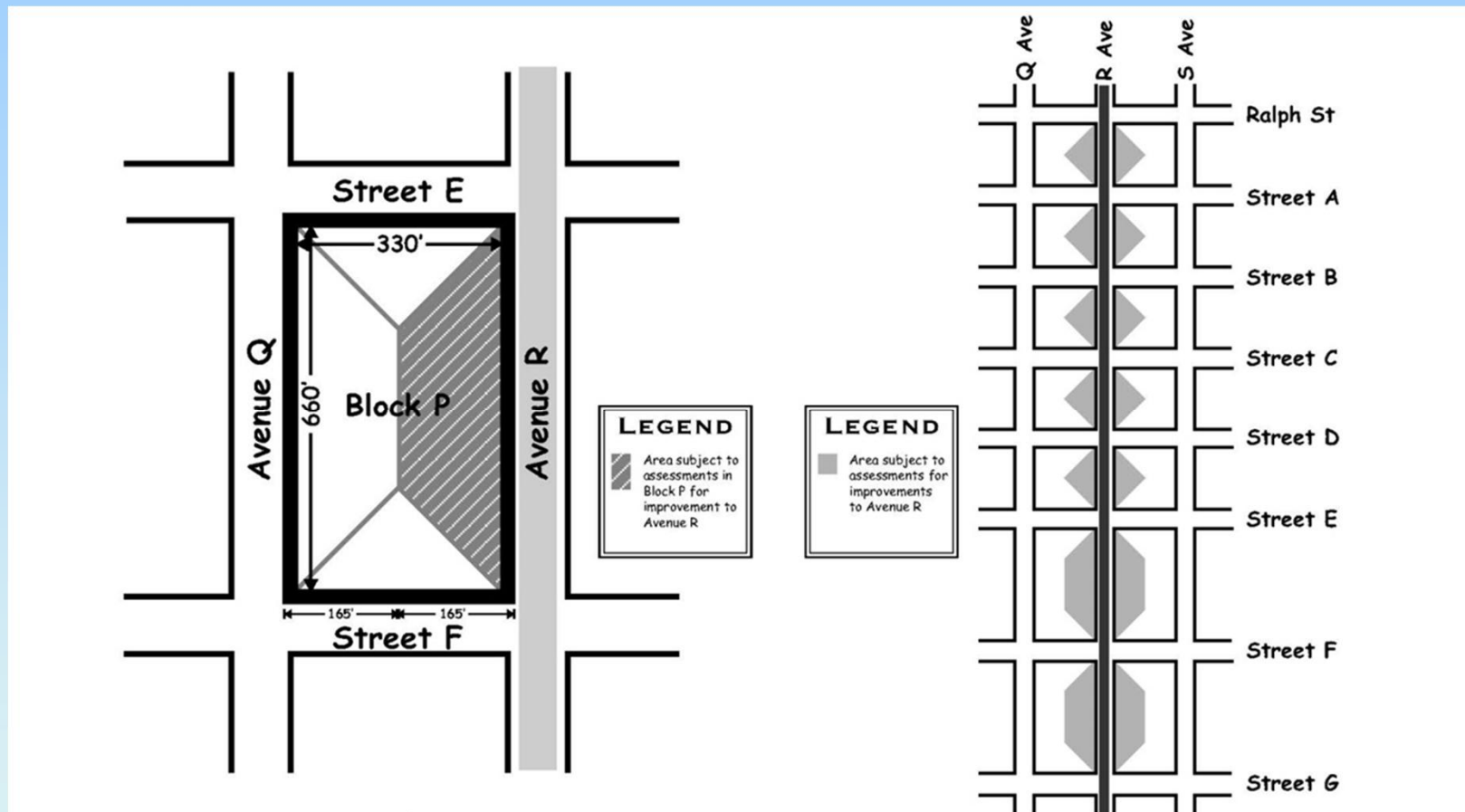
**Minneapolis**  
City of Lakes

*Speaker: Jeff Handeland*



# Assessments

## Sample Influence Area



**Minneapolis**  
City of Lakes

Speaker: Jeff Handeland

# Assessments

## Sample Influence Area



**Minneapolis**  
City of Lakes

Speaker: Jeff Handeland



# Assessments

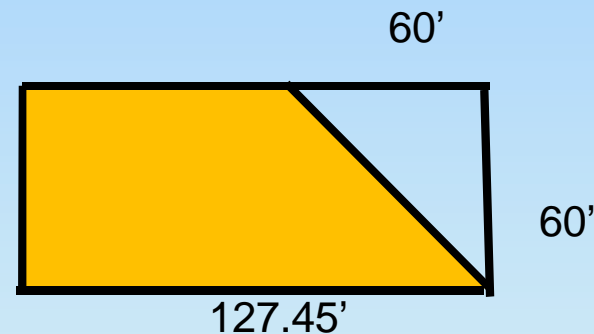
## Sample Assessment Calculation

Influence Area (in blue) =  $(127.45' - 60')(60') + \frac{1}{2}(60)(60) = 5,847$  sq. ft.

Assessment =  $(5,847 \text{ sq. ft.}) (\$0.84/\text{sq. ft.}) = \$4,911.48$

About \$340/Year over 20 Years

Equivalent to about \$28/Month



Typical Residential Assessments = \$3,600 to \$6,700

Typical Non-Residential Assessments = \$19,100



**Minneapolis**  
City of Lakes

*Speaker: Jeff Handeland*

# Construction Sequencing

- Project Will Be Split Into Two Separate Phases – Phase Line To Be Determined
- Centerpoint Energy Gasmain Replacment Is Anticipated To Start In Mid-April
- Phase 1 Roadway Work Is Anticipated To Begin In Mid-May Or June, 2016
- Phase 2 Work Is Anticipated To Begin In Mid-April, 2017



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Construction Sequencing

- Phase 1 Is Intended To Be Substantially Complete By End Of 2016
  - Phase 1 Tree Planting To Be Completed In 2017
- Phase 2 Is Intended To Be Completed By The End Of 2017
  - Phase 2 Tree Planting To Be Completed In Spring 2018



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Construction Notes

- There Will Be Times It Will Be Difficult To Have Access Into And Out Of The Area
- We Will Work With You Individually Regarding Access Into Your Property
- Driveway Access Will Be Maintained With Temporary Gravel, As Necessary



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Construction Notes

- Access To Driveways Will Be Closed For Periods During Driveway And Roadway Concrete Placement And Curing
- Curing Time Generally Extends For 5-7 Days
- This Work Will Be Coordinated With Property Owners



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Construction Notes

- Temporary Water Services Will Be Installed For Many Properties To Facilitate Watermain Improvements
- This Work Will Be Coordinated With Property Owners, As Applicable

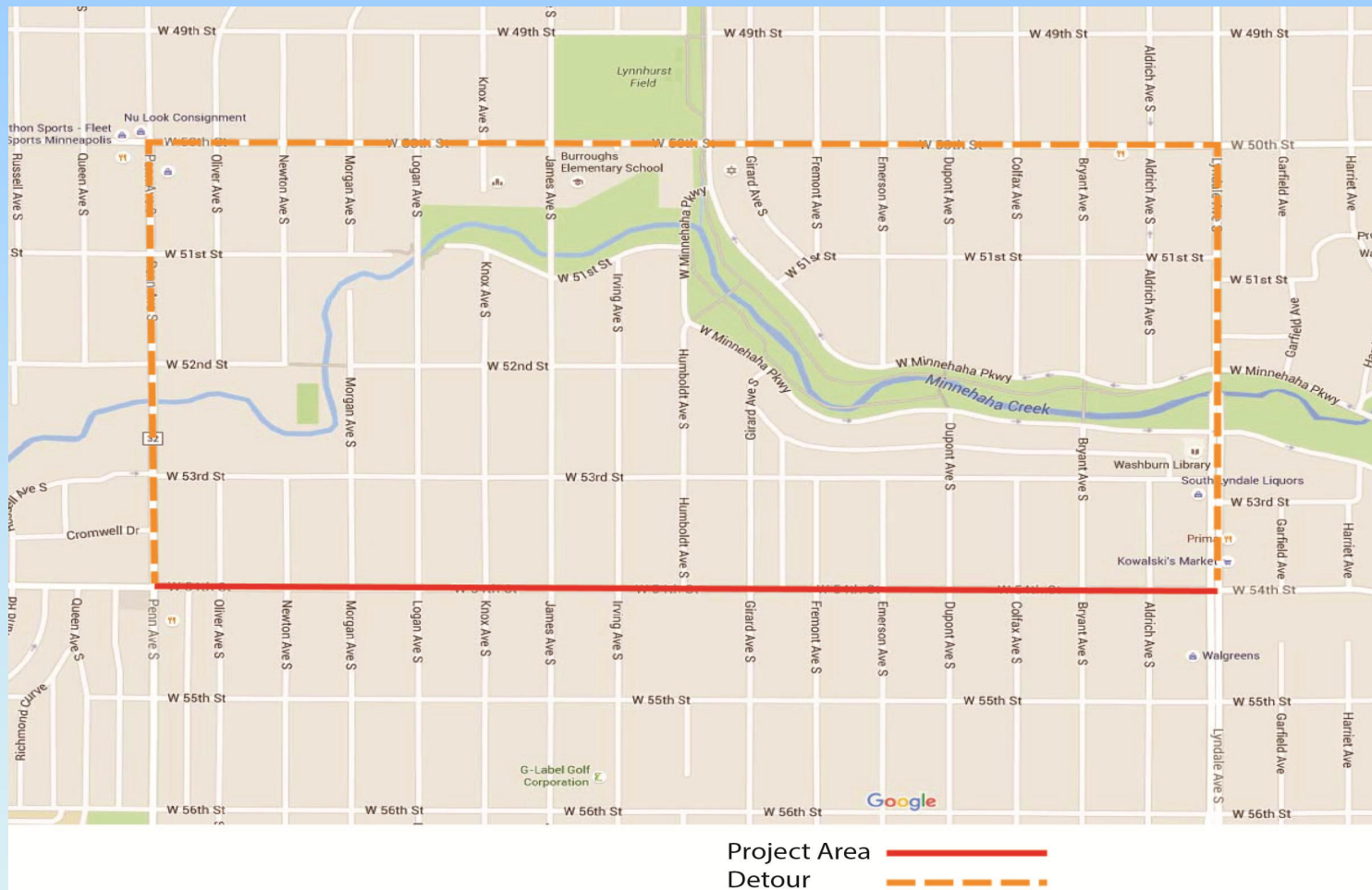


**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Signed Detour

Penn Avenue – 50<sup>th</sup> Street – Lyndale Avenue



**Minneapolis**  
City of Lakes

Speaker: Kevin Anderson



# Construction Operations

## Road Closure And Detour

Photo by David E. Romm



## Local Access To Be Maintained

Photo by David E. Romm



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*



# Construction Operations

## Underground Construction



## Pavement and Sidewalk Removal



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Construction Operations

**Grading**



**Grading**



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*



# Construction Operations

**Concrete Roadway Construction**



**Concrete Roadway Construction**



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Construction Operations

## Driveway Apron Construction



## Temporary Driveway Ramps



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Next Steps

- Assessment Hearing: February 2, 2016
- Solicit Contractor Bids
- Begin Construction – Spring 2016



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*

# Thank you

- Contact Information

- Kevin Anderson: [Kevin.Anderson3@aecom.com](mailto:Kevin.Anderson3@aecom.com)
- Stephanie Malmberg: [Stephanie.Malmberg@minneapolismn.gov](mailto:Stephanie.Malmberg@minneapolismn.gov)
- Kyle Wallace: [Kyle.Wallace@minneapolismn.gov](mailto:Kyle.Wallace@minneapolismn.gov)
- Suzette Hjermstad: [Suzette.Hjermstad@minneapolismn.gov](mailto:Suzette.Hjermstad@minneapolismn.gov)

- Project Website

- <http://www.ci.minneapolis.mn.us/cip/all/WCMS1P-132238>



**Minneapolis**  
City of Lakes

*Speaker: Kevin Anderson*